

**ROBINSON BROG LEINWAND GREENE  
GENOVESE & GLUCK P.C.**

875 Third Avenue

New York, New York 10022

Fred B. Ringel

Clement Yee

*Attorneys for the Debtor and Debtor in  
Possession*

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

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In re:

Chapter 11

**VETERAN HOLDINGS NY LLC,**

Case No: 22-40052 (ESS)

Debtor.

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**ADDITIONAL DISCLOSURES REGARDING PARTIES IN INTEREST**

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**I. DISCLOSURES RELATED TO JOEL WERTZBERGER**

1. Pearl Schwartz, the trustee of South to East<sup>1</sup> is the sister of Joel Wertzberger who is an individual business investor. Mr. Wertzberger also has an interest in JBBNY LLC, a secured creditor in the Debtor's case, and FC Notes SVC, LLC, an unsecured creditor in the Debtor's case. Because of the second degree family relationship, Mr. Wertzberger an "insider" in the Debtor's case.

**II. DISCLOSURES RELATED TO VETERANS CENTER**

2. Jack Wolcowitz is the sole member of Veterans Road.

3. Jack Wolcowitz is currently involved in a holding company called Hamilton Eastman. Joel Wertzberger, who holds the title of CEO of Hamilton

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<sup>1</sup> Capitalized terms used but not otherwise herein defined have the same meanings ascribed to such terms in the Third Amended Plan of Reorganization.

Eastman, owns 99% of that entity, Jack Wolcowitz, who holds the title of COO, owns 1% of the company. Through Hamilton Eastman, Wertzberger and Wolcowitz have invested in two other private companies, AOF Klickly LLC in which Wertzberger and Wolcowitz each own 45% of the entity and Angels on Fire LLC in which Wertzberger owns 81.82% and Wolcowitz owns 18.18%. Separately, Wertzberger and Wolcowitz were involved in a property development company known as Prospect Developers LLC in which they each owned 33.3% of the membership interests.

4. Wertzberger and Wolcowitz have invested in several real estate projects together as follows:<sup>2</sup>

Entity	Property	Wertzberger Interest	Wolcowitz Interest	Minster Interest
18 Cooper LLC	919 Rockaway	64%	6%	
220 Holdings LLC	712/714 East 220th Street, Bronx	33.33%	28.33%	
277 Bedford LLC	277 Bedford Ave Brooklyn, NY	49.5%	0.50%	
716 East 234th Street LLC	716 East 234 St Bronx, NY	65%	12.5%	12.5%
920 Manager LLC	ground lease for 720 72 <sup>nd</sup> St Brooklyn, NY	45%	5%	
1920 Loring LLC	1 920 Loring Ave Bronx NY	33%	16.67%	
Arnow & Grace LLC	6 Properties in Bronx NY	30%	10%	10%
Bainbridge	2 properties	23%	6%	

<sup>2</sup> Judy Minster, whose connections to this case are disclosed below, has an interest in three of these investments. They are indicated in this chart for purposes of efficiency.

BX LLC	on Bainbridge Ave			
Boston Corner Crotona LLC	1384-1390 Boston Road, in Bronx, NY	17.5%	10.5%	
Brooks Family Holdings LLC	183-01 141st Ave Jamaica, NY	27%	6%	
Haverstraw Joyland OZ LLC	owns Haverstraw Joyland QOB	75%	25%	
owns Haverstwow Joyland QOB	Owens 120 Rockland Holdings LLC		1%	
Hempstead Property LLC	152 W Graham Ave, Hempstead NY	55%	45%	
Mulberry JD LLC	30-40 Mulberry Street, Middletown NY	50%	20%	
38 Stratford Holdings LLC	38 Stratford Place, Brooklyn, NY	70%	10%	
Arthur Joyjack Holdings LLC	Ground Lease 1910 Arthur Avenue, Bronx NY	51%	15%	

### III. DISCLOSURES RELATED TO JUDY MINSTER

5. Veterans Center has indicated that it intends to bring Joyland Management in as the property manager of the Property in the event it is the successful purchaser of the Property. Based on the documentation provided to the Debtor by Veterans Center, Joyland is a company owned 100% by Judy Minster (“Minster”). Minster is the wife of Jack Wolcowitz.